

Applicant: American RV Park

Agent: Richard Kircher

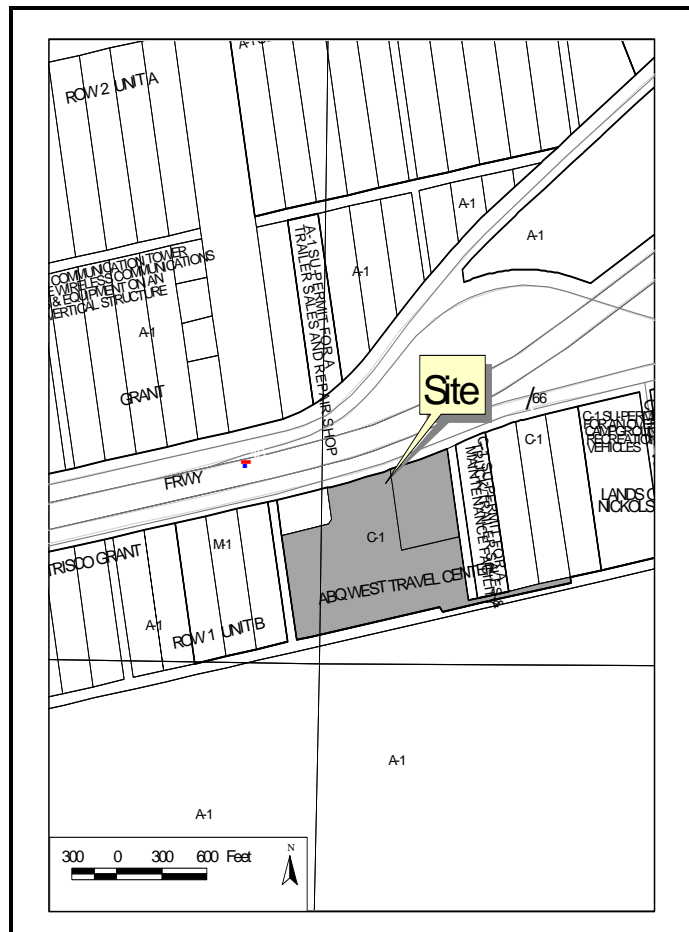
Location: 13500 Central Ave. SW

Property Size: Approximately 19.68 acres

Existing Zone: C-1 with a Special Use Permit for an Overnight Campground

Proposed Request: Special Use Permit for a Specific Use for RV Storage and an amendment to the existing Special Use Permit to Include a Club House

Recommendation: Approval



Summary: The applicant is requesting approval of a Special Use Permit for a Specific Use for RV Storage and amendment to the existing Special Use Permit to include a club house on Tracts A and C, located at 13500 Central Avenue SW, approximately ½ mile west of Paseo del Volcan on the south Frontage Road off of I-40, zoned C-1 with a Special Use Permit for an Overnight Campground. This request was deferred from the October 5, 2005 in order to allow the applicant to amend the application and resubmit the site plan incorporating the existing use of RV storage on Tract C.

Staff Planner: Adella Gallegos, Associate Program Planner

Attachments:

1. Application
2. Land Use Map
3. Previous Special Use Permit Notice of Decision
4. Letters of Support from Adjoining Property Owners
5. Site Plan (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from 12-13-05 to 1-09-06. Agency comments were used in preparation of this report, which begin on page 13.

AGENDA ITEM NO.: 6
County Planning Commission
February 1, 2006

CSU-50024 Richard Kircher, agent for American RV Park, requests approval of a Special Use Permit for a Specific Use for RV Storage and an amendment to the existing Special Use Permit to include a club house on Tracts A & C, located at 13500 Central Avenue SW, approximately ½ mile west of Paseo del Volcan on the south Frontage Road off of I-40, zoned C-1 with a Special Use Permit for an Overnight Campground, containing approximately 19.68 acres. (L-6) (DEFERRED FROM THE OCTOBER 5, 2005 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

Site	Zoning	Land Use
	C-1/Special Use Permit for an Overnight Campground	Overnight Campground and RV Storage
North	Interstate Road 40	Interstate Road 40
South	A-1	Vacant
East	C-1/Special Use for a Truck/Trailer Sales and Maintenance Facility	Mobile Home Sales Office
West	M-1	Large Auction Yard for Heavy Equipment

BACKGROUND:

The Request

The applicant is requesting a Special Use Permit for a Specific use for RV storage on Tract C and an amendment to the existing Special Use Permit to allow the construction of a Club House on Tract A. The original approval of the Special Use Permit site encompassed three tracts of land, A, B and C. Tracts B and C were proposed for future development; however, the new owner of Tract B has requested that Special Use designation be eliminated from Tract B.

The proposed clubhouse is an addition to a fully developed overnight campground located on Tract A of the site. The proposed Clubhouse is anticipated to be approximately 2500 sq. ft in size and is to be constructed in an area that originally was grassed and landscaped. The elevations for the clubhouse have not been submitted. The Clubhouse is anticipated to contain a sheltered meeting room, restrooms a covered porch and a kitchen with residential style equipment. It appears that the site seems to have sufficient landscaping throughout the campground park, Tract A; however, the site plan does not seem to denote the required parking spaces for an addition of this size. (1 space for each 100 sq. ft or 1 space for each five members).

Tract C of the site is to be utilized to park and store recreational vehicles. The size of this parcel is approximately over four (4) acres and the site plan is calling for the parking of 40 recreational vehicles on this lot. This use is permissive under the C-2 zoning designation with a requirement that calls for surfacing of the lot. The site plan denotes existing and proposed landscaping and a 6 feet high security fence surrounding the entire perimeter of the site (Tract C).

Request Justification

The applicant contends that due to the increase of recreational vehicles groups to the community and the limited resources where recreational vehicle groups can congregate, hold functions and meetings, warrants the proposed requested amendments to the site plan. He further contends that the proposed uses would encourage RV groups to extended there stay in Albuquerque, attract new RV groups to the area and would contribute to Albuquerque's economy.

Surrounding Land Use and Zoning

The original Special Use Permit for an Overnight Campground Park (CSU-86-49) was approved by the Bernalillo County Commission on July 21, 1987 for the life of the use. An administrative amendment for two storage buildings and a mobile home was approved by the Zoning Administrator on December 22, 1997 for Tract A, Phase 1 of the site plan. The M-1 zoned development to the west of the site consist of a large auction yard for heavy equipment. To the east of the site consist of C-1 zoning and two Special Use Permits: (1) Special Use Permit for Truck/Trailer Sales & Maintenance Facility and (2) Special Use Permit for Overnight Campground for Recreational Vehicles. The site is adjacent to the Interchange (I-40) on the north with the property on south zoned A-1 and completely vacant.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Reserve area of the Albuquerque/Bernalillo County Comprehensive Plan. The goal is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed.

The goal for the Rural Area states that Rural Areas shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations within rural villages or planned communities.

Policy c for the Reserve Area states that development within reserve areas shall take place in accordance with an approved planned community master plan, or in accordance with the standards applicable to Rural Areas.

Policy g states, "The following policies shall guide industrial and commercial development in rural areas:

- Small-scale, local industries which employ few people and may sell products on the same premises are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.

West Side Strategic Plan

The West Side Strategic Plan was adopted by the Board of County Commissioner's in April 1998. The subject property is located in the Westland South Community in the Plan. The Westland South community will be bisected by the Paseo del Volcan connection between I-40 and Rio Bravo and is expected to develop a Community Activity Center near the Paseo del Volcan and Central Avenue ("Gateway to Albuquerque") intersection.

Policy 3.63 Bernalillo County and the City of Albuquerque will require development of the new Westland South Community consistent with Planned Communities Guidelines.

Southwest Area Plan

The site is located in Residential Area 1 of the Southwest Area Plan.

Policy 1 states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan Area.

Policy 5 states, "As development occurs in the Plan area, provision shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be

developed throughout Soil conservation Service Zones 3 & 4 to protect Zone 5.

Policy 6 states, "Specific land use regulations, with performance and improvement standards shall be created to protect agricultural lands.

Policy 25 states, "The County and City shall stabilize residential zoning and land use in the Plan area.

d) Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.

Policy 28 states, "The areas located between I-25 and Second Street and the area south of I-40 and west of Paseo Del Volcan shall be used as primary employment because of their location to transportation facilities.

Policy 29 states, "All land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing (if applicable).

Policy 30 states, "Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily illuminate adjacent properties.

Policy 32 states, "Enhance the visual character and quality of the streetscape and overall development by integrating the design and materials of required perimeter walls.

Policy 41 states, "Balance economic development and quality of life for existing communities as well as for newly developed areas."

West Route 66 Sector Development Plan

The West Route 66 Sector Development Plan was not adopted by Bernalillo County; however, the Plan recommends Special Use with Permissive C-2 Uses for the requested site. The existing use and proposed RV storage are consistent with uses under the C-2 Zoning category.

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications. The following are policies for deciding zone map changes and Special Use Permit applications:

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.

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- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error in the original zone map.
 - 2. Changed neighborhood or community conditions justify a change in land use or A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
 - 1. denied due to lack of capital funds; or
 - 2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.
- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted land use plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.

Section 15.b.6.b - C-2 Zoning

(b) Auto, trailer, and truck rental, service, storage, provided the lot is graded and surfaced as follows:

1. Blacktop or equal. Two inches of asphaltic concrete on a prime coat and a four inch compacted subgrade, or a surface of equal or superior a performance characteristics.
2. Such paving shall be maintained level and serviceable.

Section 18. Special Use Permit Regulations.

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
 4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of county Commissioners for any of the specific uses set forth in Section 12, 13, 14, 15, 16, 17, and 18 of the Bernalillo County Zoning Ordinance. The Special Use Permits may be considered by the County Planning Commission only after it has been determined that the requested zone is inappropriate, and that unique conditions and substantial neighborhood support exist.

Section 18.B.32.a – Specific Use.

- a. (Office/Commercial) In certain situations based on unique conditions the owner may apply for any of the specific uses set forth in Sections 12, 13, 14 or 15 of this Ordinance. The special use for a specific use (office/commercial) may be granted if the owner/applicant proves by clear and convincing evidence that: (1) unique conditions exist that justify the request and (2) there is substantial support from neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use.

Section 21.A.13 – Off Street Parking, Loading and Unloading Regulations

13. Private club, lodge or union headquarters. One parking space for each five members.

ANALYSIS:

Surrounding Land Use and Zoning

The applicant is requesting a Special Use Permit for a Specific Use for RV storage for Tract C and an amendment to the Special Use Permit to include a Clubhouse on Tract A. The site is located approximately ¼ mile west of the Paseo del Volcan and Central Avenue Intersection. The underlying zoning of the site is zoned C-1.

The site is adjacent to M-1 zoning to the west that consists of a large auction yard for heavy equipment. To the east of the site consist C-1 zoning and two Special Use Permits: (1) Special Use Permit for Truck/Trailer Sales & Maintenance Facility and (2) Special Use Permit for Overnight Campground for Recreational Vehicles. The site is bounded on the north by the I-40 Interchange and on the South by A-1 zoned vacant land. Around the subject site there are several travel related uses.

Plans

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan with the goal to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed. This request facilitates the Comprehensive Plan for this area as the proposed request falls within the mixed-use designation.

Westside Strategic Plan

The site is situated within the Westland South Community of the West Side Strategic Plan, that denotes this area to be bisected by the Paseo del Volcan connection between I-40 and Rio Bravo and is expected to develop a Community Center near the Paseo del Volcan and Central Avenue ("Gateway to Albuquerque") intersection. The request facilitates the Plan in that the site is located within an area that is expected to develop into a Community Center and the uses allowed area consistent with the potential uses identified for a Community Activity Center.

Southwest Area Plan

The site is located in Residential Area One of the Southwest Area Plan. This request is consist with the Southwest Area Plan in the proposed site contains adequate infrastructure with respect to water, sewer and roads and Policy 28 identifies the area south of I-40 and west of Paseo del Volcan to be used as primary employment because of its location to transportation facilities.

Although the Route 66 Sector Plan was not adopted by the County, this site is recommended for C-2 uses and identifies this area as appropriate for travel related uses

Zoning Ordinance

This request appears to be consistent with Resolution 116-86 of the Zoning Ordinance in that the proposed uses would not have an adverse or significant impact on adjacent properties and would be consistent with other uses currently existing in the area. Unique conditions exist on the site as the campground has been in existence since 1987 and that the site for the RV storage site was slated for future development on the original site plan.

Agency Comments

Environmental Health has expressed concern regarding the drainage and runoff and its relationship to the wastewater treatment system. Environmental Health is requiring that the applicant provide engineering drawings that include the wastewater treatment area (including the tank and disposal field) and the drainage ponding area. Environmental Health feels this is needed in order to properly assess the proximity of the wastewater system and drainage ponding areas. In addition, Environmental Health is requiring that the wastewater treatment area be shielded by an earthen hard packed berm installed to direct water flow away from itself and towards the drainage ponding area.

The New Mexico Department of Transportation is requiring a Traffic Impact Analysis to determine the impact on the State roadway system along with a State driveway permit for access to the State road.

Analysis Summary

Zoning	
Resolution 116-86	The proposed use is not in conflict with the adopted elements of the Comprehensive Plan and other adopted plans. The proposed request is consistent given the change neighborhood conditions.
	Unique conditions exist in that the overnight campground was been in existence since 1987 and that the RV Storage site was slated for future development on the original site plan.
Plans	
South West Area Plan	Policy 28 identifies the area south of I-40 and west of Paseo del Volcan to be used as primary employment because of its location to transportation facilities. The subject site is located in an area with travel related uses.
Other Requirements	
Environmental Health	Engineering drawings showing the wastewater system and drainage ponding areas. Wastewater treatment system be shielded by a hard packed earthen berm.
New Mexico Dept. of Transportation	A Traffic Impact Analysis and a State driveway permit will be required for access to the State Road.

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Conclusion

It appears that the requested amendment to the existing Special Use Permit is appropriate since it is located in an area with travel related facilities. The proposed request is for a construction of a clubhouse to be utilized by the patrons of the established overnight campground and for the storage of recreational vehicles on Tract C. The overnight campground has been in operation since 1987 and has not had an adverse impact on the adjoining properties.

The request to include a Clubhouse and for a Special Use Permit for a Specific Use for RV Storage appears to be consistent with uses identified in the adopted plans and policies and with uses adjacent to the east and west of the site. The applicant has provided evidence of neighborhood support and there has been no objection to this request.

RECOMMENDATION: Approval based on the following Findings and Conditions.

Adella Gallegos,
Associate Program Planner

FINDINGS:

1. This request is for an Special Use Permit for a Specific Use for RV Storage and a Special Use Permit for (RV) Overnight Campground to include a club house on Tracts A & C, located at 13500 Central Avenue SW, containing approximately 19.68 acres.
2. The overnight campground site has had a Special Use Permit since July 21, 1987.
3. The property is within the Reserve Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request has substantial neighborhood support.
5. Unique conditions exist in regards to the use of this parcel in that there are several travel related uses in the surrounding area.
6. This request is consist with the Southwest Area Plan in that the proposed site contains adequate infrastructure with respect to water, sewer and roads.
7. This property is located in Residential Area One as designated by the Southwest Area Plan.

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8. This request is consistent with Resolution 116-86 in that changed neighborhood conditions exists in that travel related uses can be found adjacent to the site.
9. This request is consistent with the health, safety, and general welfare of the residents of the County.
10. This Special Use Permit (CSU-50024) for a Special Use Permit for a Specific Use for RV Storage and an amendment to the existing Special Use Permit to include a club house supercedes the previous Special Use Permit for this site (CSU-86-49).

CONDITIONS:

1. A grading and drainage plan shall be submitted to the Bernalillo County Public Works Division for review and approval within two months after the final Bernalillo County Commission approval.
2. The applicant shall submit for review and approval to Bernalillo County Office of Environmental Health Office detailed engineering drawings that include the wastewater treatment area (including the tank and disposal field) and the drainage ponding area.
3. The wastewater treatment area shall be shielded by an earthen hard packed berm installed to direct water flow away from itself and towards the drainage ponding area.
4. The applicant shall comply with the Bernalillo County Zoning Ordinance requirements for signage (C-1 zoning), and paving requirements (for RV storage) (C-2 Zoning).
5. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. On-site lighting shall be shown on the revised site plan. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
6. The applicant shall comply with the Bernalillo County Zoning Ordinance parking requirements for the proposed clubhouse (Section 21.A.14).
7. In the event of future residential uses are developed adjacent to the subject site, a solid fence at least six feet high shall be erected and a 6-foot wide landscape buffer within 120 days from the date of residential construction.
8. A Traffic Impact Analysis and a State driveway permit will be required for access to the State Road. A copy of the permit shall be submitted to the Zoning, Building, Planning, and Environmental Health Department.
9. The applicant shall submit to the Zoning Administrator, a revised site plan consistent with the conditions of this Special Use Permit within 2 months from the date of final

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Board of County Commission approval. The revised site plan shall include the required landscaping, fencing and signage details.

10. The Special Use Permit shall be issued for life of the use.
11. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied with within one (1) year.
12. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

1. Bernalillo County Environmental Health Department Discharge plan is approved for this wastewater system. The clubhouse has been evaluated and will not increase flow to the Discharge plan and will not augment the wastewater system and/or the discharge plan.
2. No known water source on this property. City of Albuquerque is available and must provide proof of connection to City of Albuquerque utility.
3. Provide a City of Albuquerque water and sewer availability statement and comply with the statement.
4. The water system on this site is an approved drinking water system; approved and certified by the NM Drinking Water Bureau. Permit #NM3883201.

This site doesn't have a storm drainage system. The site plan suggests draining sheet flow and runoff to a designated area which proximates the wastewater system.

Provide detail engineering drawings that include the wastewater treatment area (including the tank and disposal field) and the drainage ponding area. This requirement is made so that an adequate assessment can be made of the proximity of the wastewater system and drainage ponding areas.

The wastewater treatment area shall be shielded by an earthen hard packed berm installed to direct water flow away from itself and towards the drainage ponding area.

Strict setbacks are required and shall be maintained between the wastewater treatment area and the drainage ponding area. This so that the drainfield of the wastewater system does not become overrun with water. If water overran the wastewater system disposal field; surface soils would be washed away and/or the soils would become water saturated and in effect cause premature failing of the wastewater treatment system.

Provide a mosquito control and management plan for the drainage ponding area.

Fire:

No comments received.

Zoning Department Manager:

There are no adverse comments at this time.

Building Department Manager:

Building permits will be required for the proposed project as a condition of approval.

Public Works:

DRAN:

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1. This property is subject to the Bernalillo County Code Chapter 38. Prior to any development or additional development of this property a drainage submittal meeting the requirement of this code will be required.
2. The addition of the Club House is insignificant to the existing developed condition. A grading and drainage plan is not required for this revision to the special use permit.
3. Storm water from the developed area does not drain to the septic system leach field area and does not saturate, dilute or otherwise impact this area.

DRE:

Two copies of the Traffic Impact Analysis required by the New Mexico Department of Transportation shall be submitted to Bernalillo County Public Works for review prior to site development.

Parks & Recreation:

No adverse comments at this time.

Sheriff's:

No comments received.

COMMENTS FROM OTHER AGENCIES

MRGCOG:

No comment.

AMAFCA:

No comment.

City Planning Department:

No comment received

City Public Works:

Transp. Planning:

The applicant is advised that design is underway to reconstruct the intersection with Central Avenue and I-40 Interchange both located just east of this site. While the chosen option will not directly affect this site, access to and from it will be disrupted for some time during construction. For more information, the applicant should contact Mr. Paul Lindberg (505) 490-2598 of the New Mexico Dept. of Transportation.

Transp. Development:

No adverse comment.

Water Resources:

No adverse comments.

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City Transit:

No transit service is currently available in this area.

ABCWUA Utility Development Section:

No adverse comments.

City Environmental Health:

No comments received

City Open Space:

No adverse comment.

NM Department of Transportation

A Traffic Impact Analysis will be required to determine the impact to the State Road System as well as mitigation measures. A State driveway permit will be required to access to the State Road. The permitting process shall be followed to obtain the permit.

Albuquerque Public School:

No comments received

NEIGHBORHOOD ASSOCIATIONS:

South Valley Alliance

South Valley Coalition of Neighborhood Associations

FINDINGS:

1. This request is for an Special Use Permit for a Specific Use for RV Storage and a Special Use Permit for (RV) Overnight Campground to include a club house on Tracts A & C, located at 13500 Central Avenue SW.
2. The property is within the Reserve Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request has substantial neighborhood support.
4. Unique conditions exist in regards to the use of this parcel in that there are several travel related uses in the surrounding area.
5. This request is consist with the Southwest Area Plan in that the proposed site contains adequate infrastructure with respect to water, sewer and roads.
6. This property is located in Residential Area 1 as designated by the Southwest Area Plan.
7. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that the Southwest Area Plan Policy 28 calls for the area located between I-5 and Second Street and the area south of I-40 and west of Paseo Del Volcan shall be used primary employment because of their location to transportation facilities.
8. This request is consistent with the health, safety, and general welfare of the residents of the County.
9. This Special Use Permit (CSU-50024) for a Special Use Permit for a Specific Use for RV Storage and an amendment to the existing Special Use Permit to include a club house supercedes the previous Special Use Permit for this site (CSU-86-49)